



Property Location

This three-bedroom semi-detached home is situated in the popular Westland Road residential area near the centre of Yeovil. The property benefits from being within walking distance of the town centre which offers plenty of shops, restaurants and a cinema. Close proximity to schools and parks. Pen Mill railway station provides quick and easy links to Bath, Bristol and Dorchester.

59 Westland Road, Yeovil, BA20 2AY

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft

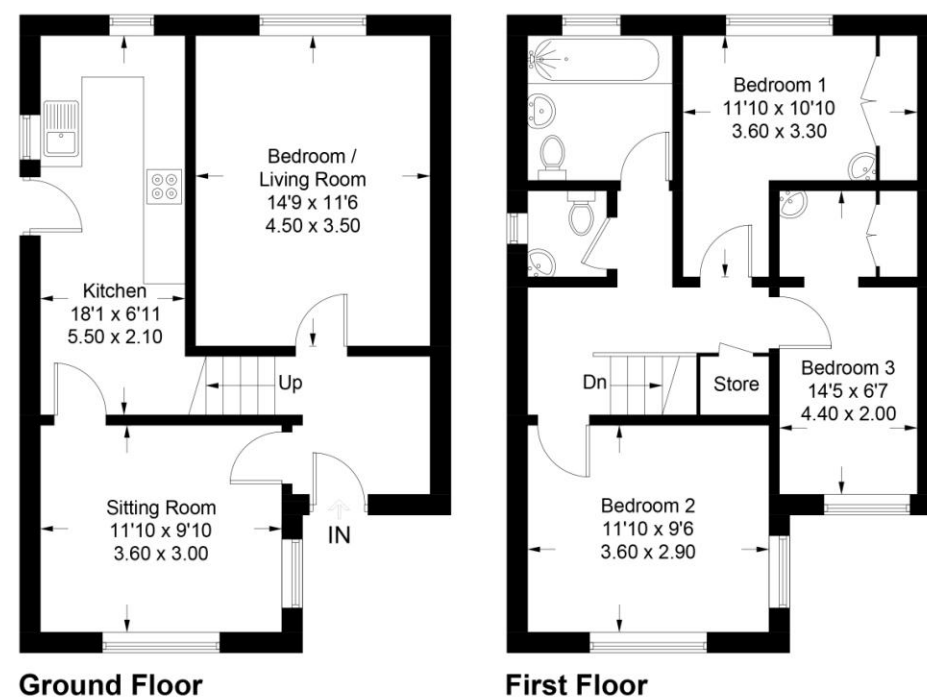


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329813)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Westland Road, Yeovil

Offers In Region Of £250,000

59 Westland Road
Yeovil
BA20 2AY

Key features:

- Three Bedroom Semi-Detached Home
- Close to Town Centre
- Chain Free
- Desirable Location
- Private Garden
- Ample Off-Road Parking
- Close to Schools and Shops
- Double Glazing
- Generously Proportioned Throughout
- Plenty of Storage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This three-bedroom semi-detached property is situated in the popular Westland Road area in Yeovil. The property features two reception rooms, kitchen, three double bedrooms, W/C, bathroom, private gardens and ample off-road parking. The property is being sold with no further chain. The property is in need of some modernising and redecoration throughout, but could be converted into a fantastic family home. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the two reception rooms and stairs that rise ahead to the first floor. Neutrally decorated walls and carpet flooring. One radiator.

LIVING ROOM/ BEDROOM 14' 9" x 11' 5" (4.5m x 3.5m) A spacious main reception room that is currently utilised as a downstairs bedroom. Featuring a centrally positioned electric fireplace and double-glazed window to the rear of the property. Neutrally decorated walls and beige carpet flooring. One radiator.

SITTING ROOM 9' 10" x 11' 5" (3.0m x 3.5m) A second reception room which could make the perfect smaller sitting room or dining room. A centrally positioned fireplace with green tiled surround and white wooden mantelpiece. Two double glazed windows to the front of the property. Neutral walls and beige carpet flooring. Above storage and access through to the kitchen. One radiator.

KITCHEN 6' 10" x 18' 0" (2.1m x 5.5m) The kitchen is fitted with a mixture of wooden cabinets and drawers. Ample laminate work surfaces and breakfast bar. Inset stainless steel basin and drainer. Integrated electric oven with hob. Space for a freestanding fridge/freezer, washing machine and dishwasher. Understairs storage cupboard. White tiled splashguards, neutral walls and tiled effect vinyl flooring. Two double glazed windows to the side and rear of the property. Door to side of the property. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three double bedrooms, cloakroom, bathroom, storage cupboard and the loft hatch above. White wooden banister. Double glazed window to the side of the property.

BEDROOM ONE 11' 9" x 10' 9" (3.6m x 3.3m) A generous double bedroom with built-in double wardrobe. Neutrally decorated walls and grey carpet flooring. Double glazed window overlooking the rear garden. Corner hand basin. One radiator.

BATHROOM 6' 10" x 5' 10" (2.1m x 1.8m) The bathroom is complete with a three-piece suite that comprises of a white w/c, hand basin and bathtub with shower unit above. Partial white tiled walls and tiled effect vinyl flooring. Obscure double-glazed window to the rear of the property. One radiator.

W/C 3' 11" x 2' 3" (1.2m x 0.7m) The cloakroom is fitted with a two-piece suite comprising of a white w/c and a wall-mounted corner hand basin. Neutral walls. Obscure double-glazed window to the side of the property.

BEDROOM TWO 9' 6" x 11' 9" (2.9m x 3.6m) A double bedroom with two double glazed windows to the front of the property. Neutrally decorated walls and beige carpet. Corner hand basin. One radiator.

BEDROOM THREE 14' 5" x 6' 10" (4.4m x 2.1m) A good-sized bedroom with attached walk-in wardrobe. Double glazed window to the front of the property. Neutral walls and beige carpet. One radiator.

OUTSIDE: To the front of the property is off-road parking suitable for 3-4 cars. Path leading to the front entrance. To the rear of the property is a private and enclosed garden which is laid to lawn. A healthy mixture of mature trees and shrubs. Side gated access to the front and large wooden shed. Secure gated access to the park behind. External water outlet.

ADDITIONAL INFORMATION:
Council Tax Band: B

